Doc ID: 014110420003 Type: CRP
Recorded: 05/23/2018 at 12:05:23 PM
Fee Amt: $1,146.00 Page 1 of 3
Revenue Tax: $1,120.00
Pitt County, NC
Lisa P. Nichols REG OF DEEDS
BK 3677 PG 235-237

----------[SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA]----------

STATE OF NORTH CAROLINA
COUNTY OF PITT

Prepared By: HORNE & HORNE, PLLC
Mail To: GRANTEE
951 White Horse Drive
Greenville, NC 27834 (Sase)

Tax Parcel No: 51262
Excise Tax: $ 1,120.00

GENERAL WARRANTY DEED

The Preparer is informed that all or a portion of the property herein conveyed ✓ does/___does not include the principal residence of the Grantor.

THIS DEED, made and entered into this the 14th day of May, 2018, by and between JOHN S. RIZZO, Unmaried, and CHRISTEL B. GRAZIER, Unmarried, whose address is 136 Hilton View Drive, Chapin, SC 29036, hereinafter called GRANTOR; and BRADLEY C. TRABOOKIS, Unmarried, and TIMOTHY PAUL BARRETT, Unmarried, whose address is 951 White Horse Drive, Greenville, NC 27834, hereinafter called GRANTEE;

W I T N E S S E T H:

That Grantor, for and in consideration of TEN DOLLARS ($10.00) and other good and valuable consideration to him in hand paid by Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed and by these presents does give, grant, bargain, sell and convey unto the said Grantee, his heirs and assigns, in fee simple, the following described real property, to-wit:

3

Lying and being in Falkland Township, Pitt County, North Carolina and being all of Lot No. 18-A, Block "A", Rock Springs Subdivision, Phase II, as shown on map of said of Subdivision by Rivers and Associates, Inc., dated July 18, 1990, recorded in Map Book 41, Page 45, Pitt County Registry.

This conveyance is made subject to those certain Restrictive Covenants of record in Book 209, Page 411; and amended in Book 278, Page 676; and amended in Book 279, Page 610 of the Pitt County Registry.

TO HAVE AND TO HOLD the above described real property with all the rights, privileges and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, his heirs and assigns, in fee simple forever.

And the Grantor, for himself, his heirs and assigns, covenants with Grantee, his heirs and assigns, that he is seized of said premises in fee and has the right to convey the same in fee simple; that the same is free and clear from all encumbrances except easements and restrictions of record and 2018 ad valorem taxes which are to be prorated between Grantor and Grantee at the time of closing, noncompliance with local, county, state or federal governmental laws, ordinances, or regulations relative to zoning, subdivision, occupancy, use, construction or the development of the subject property, if any, and that he will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, as used herein, shall include said parties, their heirs, successors and assigns, and shall include the singular and plural, and any reference to gender shall include masculine, feminine and neuter.

IN WITNESS WHEREOF, Grantor has adopted the word "SEAL" as his seal and has hereunto set his hand and seal on this the day and year first above written.

_____(SEAL)
JOHN S. RIZZO

_____(SEAL)
CHRISTEL B. GRAZIER

STATE OF NORTH CAROLINA
COUNTY OF PITT

I, a Notary Public of Pitt County, State of North Carolina, do hereby certify that JOHN S. RIZZO personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance.

Witness my hand and Notarial Seal, this the 14th day of May, 2018.

(AFFIX SEAL HERE)

TINA D. HARRIS
NOTARY PUBLIC
Pitt County
North Carolina
My Commission Expires October 20, 2018

_____
NOTARY PUBLIC

Printed/Typed Name: TINA D. HARRIS

My Commission Expires: 10/20/18

STATE OF ~~SOUTH~~ North CAROLINA
COUNTY OF Pitt

I, a Notary Public of Pitt County, State of ~~South~~ North Carolina, do hereby certify that CHRISTEL B. GRAZIER personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance.

Witness my hand and Notarial Seal, this the 18th day of May, 2018.

TINA D. HARRIS
NOTARY PUBLIC
Pitt County
North Carolina
My Commission Expires October 20, 2018

_____
NOTARY PUBLIC

Printed/Typed Name: Tina D. Harris

My Commission Expires: 10/20/18